

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10/32 ORMOND ROAD ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$485,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,500

Property type

Unit

Suburb

Elwood

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

6/133 GLEN HUNTLY ROAD ELWOOD VIC 3184	\$515,000	25-Jun-22
15/157 BRIGHTON ROAD ELWOOD VIC 3184	\$502,000	18-May-22
3/54 TENNYSON STREET ELWOOD VIC 3184	\$477,500	18-Jun-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 30 September 2022

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**6/133 GLEN HUNTLY ROAD
ELWOOD VIC 3184**

1 1 1

Sold Price **\$515,000** Sold Date **25-Jun-22**

Distance **0.59km**



**15/157 BRIGHTON ROAD ELWOOD
VIC 3184**

1 1 1

Sold Price **\$502,000** Sold Date **18-May-22**

Distance **1.01km**



**3/54 TENNYSON STREET ELWOOD
VIC 3184**

1 1 1

Sold Price **\$477,500** Sold Date **18-Jun-22**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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